



- ONE BEDROOM
- COMMUNAL GROUNDS
- TENNIS COURT
- SWIMMING POOL
- ALLOCATED PARKING

### Courtlands, Hayes point, Sully, CF64 5QG

Asking Price Of £100,000

HAYES POINT This end of terraced bungalow is ideal for first time buyers and retired people. It comprises of an open planned kitchen/dining room and lounge. An inner hallway, one bedroom and a family bathroom. Benefiting from communal grounds including Tennis court, allocated parking, pathway to the beach use of a swimming pool and gym. Situated in between the Bendricks and Sully. A short distance to Barry and Penarth towns via car or local bus service. Viewing is highly recommended to fully appreciate. To book to view call 01446 506070.



## Property Description

**ENTRANCE** Enter through a wooden door into :-

**KITCHEN/DINING ROOM** 14' 7" max x 10' 3" max (4.44m x 3.12m) Wood effect laminate flooring. A range of base and eye level units with complementing granite work surfaces inset one and a half bowl sink with mixer tap over. Built in electric oven and hob with a stainless steel cooker hood over. Integrated fridge/freezer, dishwasher, microwave and washing machine. Space for table and chairs. Window to side overlooking communal garden. Opening into :-

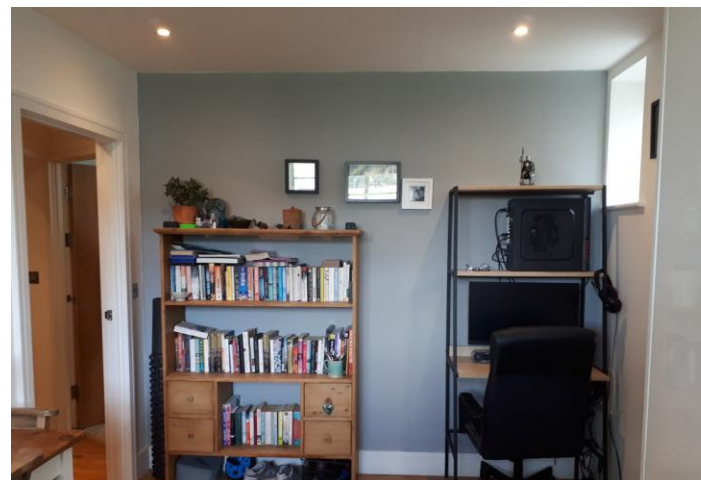
**LOUNGE** 10' 4" x 10' 2" (3.15m x 3.1m) Continuation of wood effect laminate flooring. wall mounted electric storage heater. Window to side. Flat plastered ceiling with recessed lighting. Neutral decor.

**INNER HALLWAY** Continuation of flooring. Cupboard housing water cylinder. Doors into :-

**BEDROOM** 10' 2" min to wardrobe x 9' (3.1m x 2.74m) Fitted carpet, wall mounted electric storage heater. Neutral decor. Built in wardrobe. Flat plastered ceiling with recessed lighting.

**BATHROOM** Ceramic tiled flooring. A three piece suite in white comprising of panelled bath with shower head mixer tap and a Bi-folding glass shower screen. Concealed backed W.C and a wall mounted wash hand basin. Mirrored cabinet. Tiling to all splash backs. Heated towel rail. Flat plastered ceiling with recessed lighting.

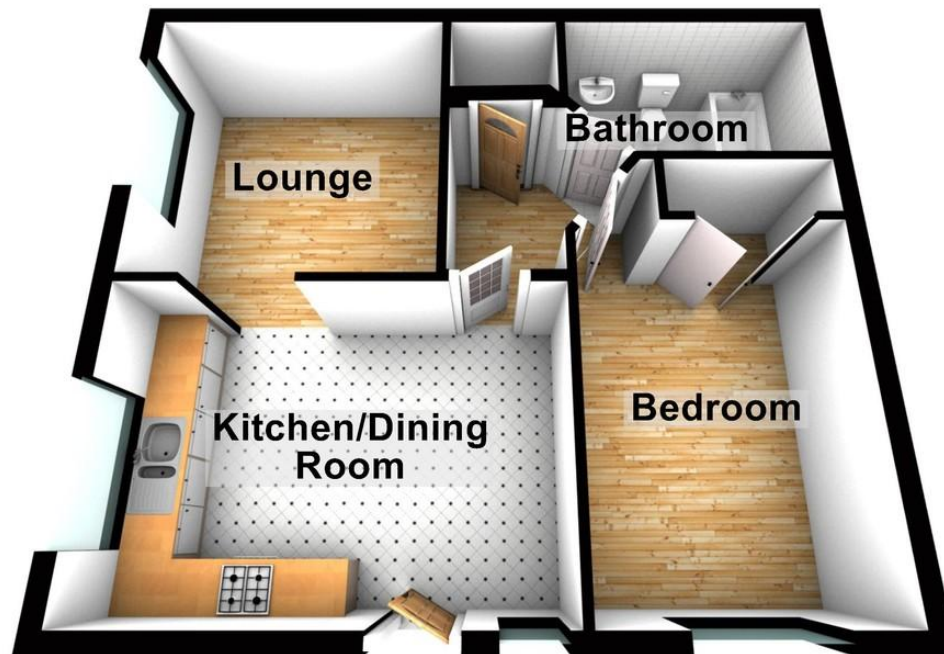
**OUTSIDE** One allocated parking space. Communal grounds with mature shrubs and trees. Many seating areas with views over the Bristol channel. Pathway leading down to the beach. Tennis court. Reception area leading to gym and swimming pool.







## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		75
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	56
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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